

FLYING HORSE NORTH

FILING #9

WILDFIRE HAZARD EVALUATION

AND

WILDFIRE MITIGATION PLAN

PREPARED BY

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Rubicon Wildfire Solutions has been engaged to develop the necessary wildfire reports required by the El Paso County Community Development and Planning Department. Robert Harvey is an NFPA Certified Wildfire Mitigation Specialist, National Wildfire Coordinating Group Structure Protection Specialist, Fire Marshal (Ret.), Colorado Fire Officer III and Fire Chief (Ret.). Mr. Harvey's background involves wildfire mitigation surveys, community wildfire resilience, structure resilience in wildfires, cause determination of loss, developing fire protection plans and fire suppression.

SITE SURVEY

Rubicon Wildfire Solutions conducts on site, boots on the ground surveys to analyze the existing fuels, topography and landscape features that impact wildfire behavior and to determine a Wildfire threat Classification leading to a Wildfire Mitigation Plan, both of which are requirements in the 2025 Colorado Wildfire Resiliency Code. A reliance on UAV (drone) surveys from the air or the Colorado Wildfire Risk Viewer cannot be relied on to provide adequate and current information in relation to topographical features and fuel bed dynamics. In the case of Flying Horse North #9 boots of the surveyor will touch each acre.

During the survey of a site the accuracy of the topographical features are verified by the use of a Suunoto Clinometer in the case of slope and a Suunoto Compass to determine aspect, these two factors are critical in determining fire behavior as it relates to upslope spread of a wildfire (% slope) and the heating of the wildland fuels (slope orientation). The information provided by the Colorado Wildfire Risk Viewer does not provide the information necessary to develop a calculation of rate of fire spread or flame length, in fact the CWRV is not up to date to indicate many changes that have occurred over the period of its existence.

WILDFIRE HAZARD EVALUATION FHN #9

SITE OBSERVATIONS

On April 3, 2026 a site survey was conducted by Robert Harvey of the FHN #9 development site, the weather was clear and provided the opportunity to survey the site on foot. The site remains at this point in a natural state and has not been thinned of Ponderosa Pine for several decades. There has been very little disturbance to the area with the exception of some no longer used stock watering sites and fencing material. Age of the Ponderosa forest is in the 125-150 year age class with slight evidence of timber harvesting to increase grazing potential.

SLOPE: The slope along the building site which all properties will straddle in a linear fashion measures no more than **7% (7' of rise in 100' horizontal travel)**. Slopes are not considered in wildfire calculations until they are 10% or greater.

ASPECT: The aspect is primarily **West**, sloping from the street shoulder down to the golf course to the West or behind the building sites. The west facing aspect has the second highest solar fuels heating behind the south aspect.

FUELS: Current wildland fuels **are open canopy Ponderosa Pine with seasonal grasses** on the surface, there is not a brush component (Gamble Oak) within this development site due to the previous grazing activity. The stem (trunk) spacing of the Ponderosa indicates the harvesting to a more natural spacing for this species, this was due to the need for lumber and to open up the forest floor for grazing improvement.

Adjacent parcels which were under different Filings in the Flying Horse North Development are well mitigated and do not contribute to a ground spread wildfire. The canopies of the adjacent parcels are of an open nature that does not lend well to fire spread through the canopy (crown fire). The Flying Horse Golf Course which is adjacent to the development site on the west and south side creates a new fire break of fuel continuity with irrigated fairways and greens as well as a concrete golf cart path that creates a boundary along the west perimeter of FHN #9.

The east side of FHN #9 is protected by a paved roadway with gravel shoulders and any vegetation approximately 45' from the roadway. This perimeter contains grasslands predominate to the east of the roadway with no fuel beds that would be ember producing.

COLORADO WILDFIRE RISK VIEWER

The CWRV for this site was reviewed for current accuracy and was found not to be accurate in helping form any conclusions in developing this report. This is a case where infrequent updates do not provide significant information to a person developing an understanding of the dynamics of this parcel, therefore no further use of data provided on the CWRV will be mentioned in this report.

WILDFIRE SUPPRESSION

In the current fuels and topography configuration the ability to conduct mobile attack with off road engines is not the accepted method of fire suppression, rather an extension of a hose lay is required to extend fire suppression water to the spreading ground fire among the grass areas. Without a sub-canopy of brush and mitigation efforts as structures are built the suppression efforts should provide a high degree of success in keeping any grass fire to 1 acre or less. Sub-canopy and canopy (crown) fires should not be expected due to the canopy spacing, lack of ladder fuels and breaks in fuel beds created by the golf course and the road network creating a fuel break 1.5 times the fuel height or greater.

Air Attack (aircraft) dispersing retardant, foam or water would show a high degree of suppression success in this open canopy forest.

CWRC INTENSITY CLASSIFICATION

This survey and an understanding of the mitigation requirements by the Developer in this project and compliance with the CWRC Mitigation Standards will create an environment that puts this parcel in the **Low Fire Intensity Classification (303.2.1)**. This classification is identified in areas with light to medium surface fuels, such as grasses, shrubs and scattered low-density vegetation. These fuels are often discontinuous, which limits flame propagation but can sustain burning under moderate weather conditions. Fires in this class may occur on gentle or moderate slopes, where topography begins to influence the rate of spread. Flame lengths remain relatively small typically less than two feet, limited spotting may occur, especially with wind.

NOTE: The Low Classification is due to the fact that the highest percentage of wildfires and WUI impacting fires are ground fuel fires, homes are not typically destroyed in crown or canopy fires, it is the ground and mid-level or ladder fuels that create the ember flow that accounts for approximately 97% of the structure loss statistic. A canopy or crown fire in this area would be near impossible to initiate and sustain due to the open canopy, fuel breaks and building envelopes this development will create on 2 to 2.5 acre parcels.

WILDFIRE STRUCTURE HARDENING

Each Builder and Architect must be provided with a copy of the CWRC Chapter 4 – Structure Hardening Standards to develop the resilient structure today's homeowner requires and the insurance industry demands in these environments. Flying Horse North Filing #9 structures must be designed and constructed to meet the requirements in both 403 Class 1 Structure Hardening as well as Section 404 Class 2 Structure Hardening requirements.

The reasoning in building Structure Hardening to this degree is not the issue with the mitigation the Developer does prior to construction or the mitigation that the Homeowner will need to carry out on the individual parcel, rather it is to protect the structure from the ember flow that can exceed one mile from the structure and in some instances further in high wind events which are relevant to the Palmer Divide as evidenced by the Black Forest Fire of 2013. The insurance industry is increasing their demand for structure hardening and resilience on a frequent basis and insurance is becoming increasingly difficult to obtain, therefore each homeowner should check with their preferred insurer during the design phase to ascertain if the insurance company may have requirements not found in the CWRC, the Fire Code, the Building Code for their particular parcel.

SITE AND AREA REQUIREMENTS

The responsibility for parcel mitigation remains with each individual Homeowner in perpetuity. The responsibility to develop a fire resistant environment in wildfire country cannot be placed on any other individual or professional and the determination to adapt and alter human behaviors for those who purchase homes and live in these areas must develop an awareness much like those who live in tornado or hurricane prone areas, the hazard is different, but people can and must adapt.

Each Homeowner or Landscape Designer should be provided a copy of the Chapter 5 – Site and Area Requirements of the CWRC and understand that for the safety of their home and family they will need to comply with Section 502 Class 1 Requirements, Section 503 Class 2 Requirements due to the environment they live in, again this may not be from impacts of fire brands or fire propagation within the Flying Horse Development but may be ember flow from adjoining property that may not be mitigated to the same level as their property.

MITIGATION ZONES CRITICAL: Research conducted by various insurance companies, government agencies and National Institute for Safety and Technology (NIST), the Institute for Business and Home Safety (IBHS) as well as the study of the Black Forest Fire Mitigation Study (post Black Forest Fire) develop conclusive evidence that the Immediate Zone (0'-5') from the siding of the home is violated the most for reducing combustibility by placing

combustibles in this zone, this is now known as the Zero Zone in some areas where nothing combustible can be placed in this zone.

NOTE: Each home should have a Certified Wildfire Mitigation Specialist engaged with the homeowner and Landscape Designer to develop the survivable structure in this development.

NOTE: Fire resistive plants only should be used in landscaping a home's exterior, there are excellent guides to fire resistive plants that survive the harsh Colorado weather, one that is highly recommended is available on line from the University of Colorado Extension Service, it's focus is on Colorado.

Robert C. Harvey